001.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,800 / 852,800
					USE VALUE:	852,800 / 852,800
					ASSESSED:	852,800 / 852,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLLANDER KURT C & ANN
Owner 2:	
Owner 3:	
Street 1:	13 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POLLANDER LORRAINE A -
Owner 2:	-
Street 1:	11 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	420,800		432,000	852,800
Total Card	0.092	420,800		432,000	852,800
Total Parcel	0.092	420,800		432,000	852,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.64 /Parcel: 387.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 821
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

!80!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	420,800	0	4,000.	432,000	852,800		Year end	12/23/2021
2021	104	FV	401,600	0	4,000.	432,000	833,600		Year End Roll	12/10/2020
2020	104	FV	401,900	0	4,000.	432,000	833,900	833,900	Year End Roll	12/18/2019
2019	104	FV	311,900	0	4,000.	459,000	770,900	770,900	Year End Roll	1/3/2019
2018	104	FV	311,900	0	4,000.	334,800	646,700	646,700	Year End Roll	12/20/2017
2017	104	FV	292,400	0	4,000.	291,600	584,000	584,000	Year End Roll	1/3/2017
2016	104	FV	292,400	0	4,000.	248,400	540,800	540,800	Year End	1/4/2016
2015	104	FV	260,300	0	4,000.	243,000	503,300	503,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:58:55

LAST REV

Date	Time
10/27/17	08:32:39
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 80

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLLANDER LORRA	51555-517		8/11/2008	Family	1	No	No		Lorraine Pollander d.o.d. 4/12/2014.
	11435-471		3/26/1965			No	No		N

USER DEFINED

Prior Id # 1:	821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/1994	454	Manual	2,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Meas/Inspect	345	PATRIOT
9/21/1999	Meas/Inspect	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit: | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.93478960
Adj $ / SQ:	189.677
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609822
Depreciation:	189045
Depreciated Total:	420777

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

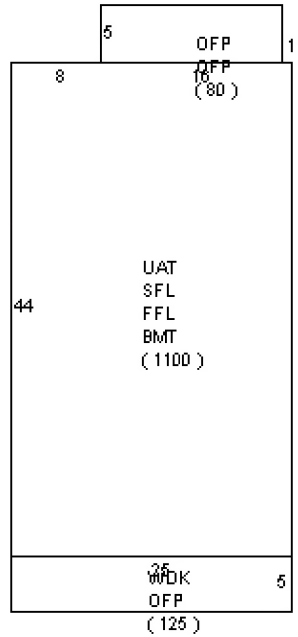
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.68
Special Features:	0	Val/Su Net:	105.60
Final Total:	420800	Val/Su SzAd	191.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.900	62,594
FFL	First Floor	1,100	189.680	208,645
SFL	Second Floor	1,100	189.680	208,645
OFP	Open Porch	285	20.840	5,938
UAT	Upper Attic	275	75.870	20,865
WDK	Deck	125	13.090	1,636

Net Sketched Area:	3,985			Total:	508,323
Size Ad	2200	Gross Area	4810	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc